

## Balance Sheet

Properties: Parkway Village - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 06/30/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	10,139.96
Savings/Reserve Account	17,804.33
<b>Total Cash</b>	<b>27,944.29</b>
<b>TOTAL ASSETS</b>	<b>27,944.29</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,960.00
<b>Total Liabilities</b>	<b>4,960.00</b>
<b>Capital</b>	
Retained Earnings	46,733.08
Calculated Retained Earnings	6,585.90
Calculated Prior Years Retained Earnings	-30,334.69
<b>Total Capital</b>	<b>22,984.29</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>27,944.29</b>

# Income Statement

Welch Randall

Properties: Parkway Village - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: Jun 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	10,910.00	99.45	64,487.00	99.02
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	150.00	0.23
Fine & Violation	0.00	0.00	50.00	0.08
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	60.00	0.55	435.00	0.67
<b>Total Operating Income</b>	<b>10,970.00</b>	<b>100.00</b>	<b>65,122.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Parkway Village HOA Expenses</b>				
PKV- Property Maintenance	400.00	3.65	869.34	1.33
PKV- Legal Fees	0.00	0.00	1,033.50	1.59
PKV- Office Expense	0.00	0.00	350.00	0.54
PKV- Landscape Service	2,486.00	22.66	15,761.00	24.20
PKV- Water, Sewer & Garbage	6,419.62	58.52	35,664.75	54.77
<b>Total Parkway Village HOA Expenses</b>	<b>9,305.62</b>	<b>84.83</b>	<b>53,678.59</b>	<b>82.43</b>
<b>Property Management</b>				
Management Fee	810.00	7.38	4,860.00	7.46
<b>Total Property Management</b>	<b>810.00</b>	<b>7.38</b>	<b>4,860.00</b>	<b>7.46</b>
<b>Total Operating Expense</b>	<b>10,115.62</b>	<b>92.21</b>	<b>58,538.59</b>	<b>89.89</b>
<b>NOI - Net Operating Income</b>	<b>854.38</b>	<b>7.79</b>	<b>6,583.41</b>	<b>10.11</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.31	0.00	2.49	0.00
<b>Total Other Income</b>	<b>0.31</b>	<b>0.00</b>	<b>2.49</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.31</b>	<b>0.00</b>	<b>2.49</b>	<b>0.00</b>
Total Income	10,970.31	100.00	65,124.49	100.00
Total Expense	10,115.62	92.21	58,538.59	89.89
<b>Net Income</b>	<b>854.69</b>	<b>7.79</b>	<b>6,585.90</b>	<b>10.11</b>